

# FORBES PROPERTY

PROPERTY, LETTING & MORTGAGE ADVICE

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## 2 Viewfield Road

Fraserburgh AB43 9LN

**FIXED PRICE OF £65,000**



We are delighted to offer for sale this fantastic four-bedroom semi-detached house. Entrance to this property is gained up the steps from the front as well as from the rear through the back garden.

The property comprises a hallway leading to a living room, a kitchen, and a master bedroom on the ground level, as well as a bathroom and three double on the upper level.

Located near Fraserburgh's town centre—close to all local amenities, bus station, banks, restaurants, schools and tourist attractions.

The house has double glazing and gas central heating.

Band D on the EPC scale. This house would make an ideal family house or for someone looking to add to their rental portfolio.

## **Ground Floor Hallway (2.66m x 1.85m)**

The Hallway is spacious. Coming off the hallway is the master bedroom, and living room leading to the kitchen and the staircase. There is built-in storage under the stairs containing a boiler and fuse box, pendant light, and thermostat for the heating and radiator.



## **Master Bedroom (3.02m x 3.82m)**

A spacious bedroom with street views of the good size window. This bedroom is located downstairs with three white walls and one wallpapered, radiator, wall light and power sockets.



## **Living Room (4.78m x 3.55m)**

This is a large living room with a patio door. It is light and airy with grey and white walls, a pendant light, a double radiator and power sockets. This room leads to the back garden and the kitchen.



## **Kitchen (3.50m x 2.82m)**

The kitchen units are white, black worktops accompanied by a light wet wall around the kitchen wall area. There is a door leading to the back garden, a large kitchen window, 5 ceiling spotlights, a radiator and a heat sensor. The kitchen also comprises an extractor fan, power sockets, a stainless steel sink and plenty of base and wall cupboard storage.



## **Stair case and Upper-Level Landing**

The staircase leads to the upper-level which in turn leads to the bathroom, built-in storage with shelving and 3 double bedrooms.



## **Bathroom (1.65m x 2.86m)**

This is a spacious family bathroom with a window which allows a lot of light in. The bathroom comprises a 3 piece white bathroom suite which includes a toilet, sink, and good size bath with a power shower. There is also a pendant light, radiator, dark red wet walls and white walls.



### **Bedroom 2 (4.28m x 4.05m)**

A good size room with a built-in cupboard and front view window opens up this room to plenty of light. The bedroom comprises a radiator, wooden flooring, 3 spot ceiling light, power sockets and grey walls.



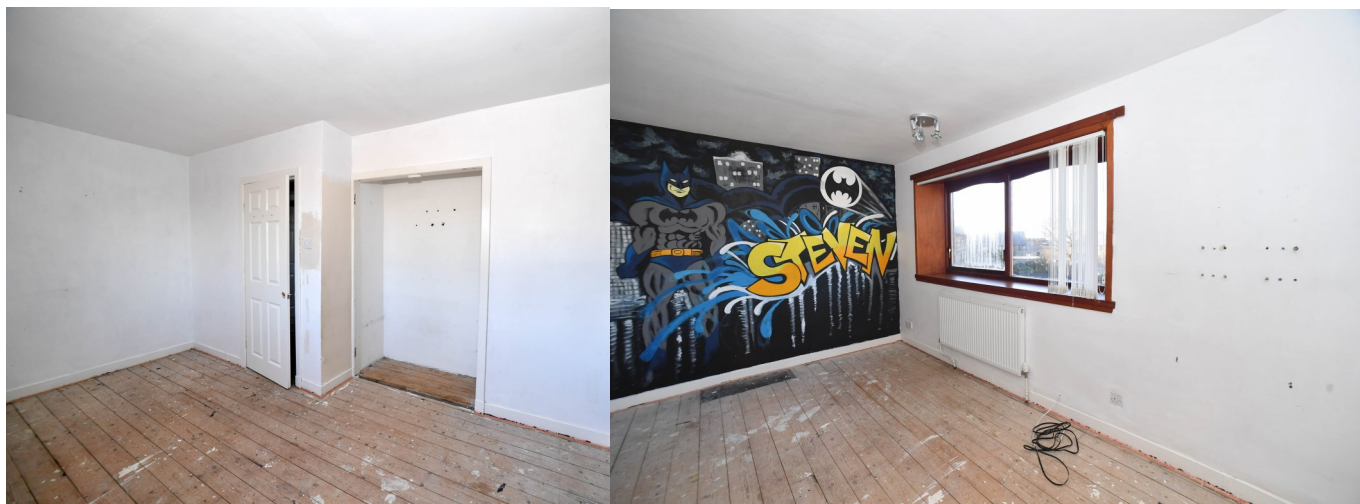
### **Bedroom 3 (3.02m x 3.70m)**

This good size room has front facing window with the street view. There is built-in open wardrobe, ceiling light, radiator, wooden flooring and white walls.



## **Bedroom 4 (2.96m x 4.41m)**

This good size room has front facing window with the rear view. There is built-in open wardrobe, ceiling spot lights, radiator, wooden flooring, 3 white walls and one decorated.

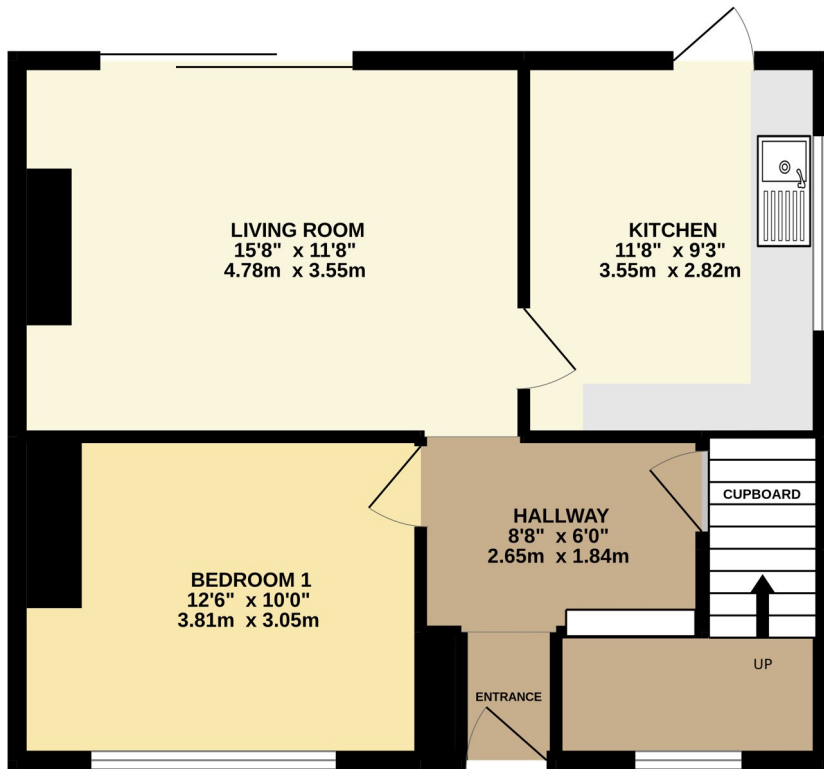


## **Garden**

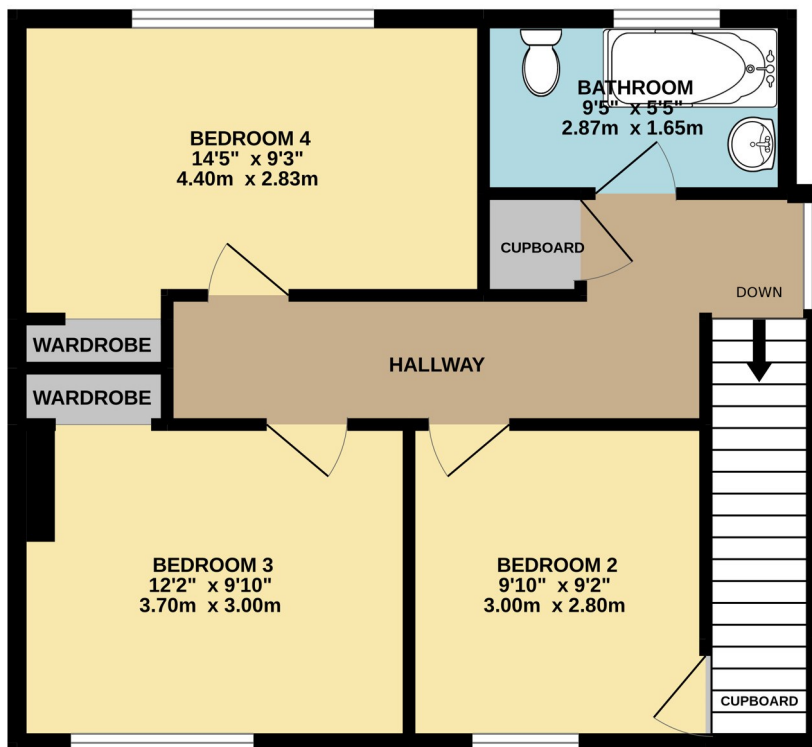
This property benefits from the garden area all over the property. As you walk off the street up the steps to the property you are met with front garden area and the rear garden is accessible from the side of the property. Garden may be also accessed through the patio doors in the living room as well as from the kitchen.



GROUND FLOOR



1ST FLOOR



## **INCLUDED IN THE SALE**

All blinds and appliances.

**Viewings:** Please contact our property centre on (01346) 517124 to arrange a suitable appointment.

**Offers:** Please submit all offers in writing to 68 Broad Street, Fraserburgh, AB43 9AS.

**Mortgages:** Mortgages available. Advice freely given. Please contact us to arrange a suitable appointment. Appointments out with office hours are available.

**Please Note:** Whilst the foregoing particulars are believed to be correct, they are not guaranteed therefore purchasers should satisfy themselves on all points prior to submitting an offer.

N.B Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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